



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE March 17, 2006 EFFECTIVE DATE March 31, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Marilyn Sagasay	FILE NO. DRC 2005-0005
SUBJECT Hearing to consider a request by Marilyn Sagasay for a Minor Use Permit to allow 12 temporary events per year on an existing ten acre parcel. The proposed project is within the Residential Rural land use category and is located on the south side of Stanton Street (at 459 Stanton Street), approximately two miles north of the community of Nipomo. The site is in the South County (Inland) planning area.			
RECOMMENDED ACTION Deny Minor Use Permit DRC 2005-0005 based on the findings listed in Exhibit A.			
ENVIRONMENTAL DETERMINATION This project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), and Guidelines Section 15042, which provides that CEQA does not apply to projects which a public agency rejects or disapproves.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 091,063,021	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
LAND USE ORDINANCE STANDARDS: 22.30.610 – Temporary Events <i>Does the project conform to the Land Use Ordinance Standards: Yes, see discussion</i>			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on March 31, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Single family residence, accessory structures			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural/Scattered residences <i>South:</i> Residential Rural/Scattered residences <i>East:</i> Residential Rural/Scattered residences <i>West:</i> Residential Rural/Church facility			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Council, Public Works, Environmental Health, CDF			
TOPOGRAPHY: Mostly level to gently sloping		VEGETATION: Grasses, ornamentals, eucalyptus	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: Not accepted due to recommendation for denial of the project	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

DISCUSSION

PROJECT HISTORY

The project is a proposal to allow 12 temporary events per year with up to 250 people on a ten acre parcel. The site currently has a single family residence, secondary dwelling, home office/workshop and some accessory structures (sheds, non-permitted restrooms).

LAND USE ORDINANCE STANDARDS:

22.30.610 – Temporary Events: This section sets forth the permit requirements, time limits, location and site design standards for temporary events. As proposed, the project meets these standards.

STAFF COMMENTS: The temporary events section of the Land Use Ordinance requires that a Minor Use Permit be reviewed and approved by the County. This section gives general guidelines for staff and decision makers to follow when reviewing such permits, but leaves a fair amount of discretion when making the determination of whether or not to support such projects.

When reviewing such permits, staff determines whether there are concerns regarding public safety and neighborhood compatibility. Another issue is community support for the use. In this case, traffic safety along Stanton Street was raised as a concern because Stanton Street was, according to Public Works, constructed several years ago by paving the road “as is.” It is narrow in many spots and because the road was built without improvement plans, has no set design speed. This means that traffic should be going no more than 25 mph, however, most traffic along this road goes considerably faster.

Neighborhood compatibility is also an issue due to the rural setting of the project site. The property is zoned Residential Rural and is surrounded by sites of between five and ten acres. Bringing large events with up to 250 people would not be in character with this rural setting and, as stated previously, would significantly increase traffic on an already narrow street. Building code requirements for permanent restrooms, parking lots, handicapped access and signage also diminish the rural character of the area.

Finally, community support for a project such as this is part of the consideration for supporting or not supporting the application. The land use committee of the Nipomo Community Advisory Council (NCAC) recommended that the NCAC deny the Minor Use Permit (see comments below). There was an overall neighborhood concern about not only the number of events and number of people, but also the precedent it may set for the neighborhood as a whole.

COMMUNITY ADVISORY GROUP COMMENTS: Recommended denial of the project at their August 22, 2005 meeting based on neighborhood compatibility and rural character of the area within the general vicinity of the project site.

AGENCY REVIEW:

Public Works - Initial referral response did not have major concerns, upon further review of the revised site plan, there are concerns about the width of Stanton Street and traffic safety along this stretch of road (sight distance and traffic speeds)

Environmental Health - Concerned that water well shown on the site plan is located in the proposed parking lot, no permit history on the existing restrooms, on-site food preparation needs Environmental Health permit
CDF - See attached fire safety plan

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner

EXHIBIT A - FINDINGS

CEQA Exemption

- A. This project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), and Guidelines Section 15042, which provides that CEQA does not apply to projects which a public agency rejects or disapproves.

Minor Use Permit

- B. The proposed project or use is inconsistent with the San Luis Obispo County General Plan because intensity and characteristics of having temporary events with up to 250 people on a narrow street that was improved without engineered improvement plans are not compatible with the rural character of the neighborhood.
- C. The establishment and subsequent operation or conduct of the use will be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed temporary events generate activity that presents a potential threat to the surrounding property and neighborhood due to the safety issues on Stanton Street.
- D. The proposed project or use will be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed project is located on a ten acre parcel within the Residential Rural land use category surrounded by five and ten acre parcels. The site is rural in character and having events with up to 250 people is not consistent with this rural setting.
- E. The proposed project or use will generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Stanton Street, a local road that was paved several years ago "as is", without improvement plans. This road is narrow in many places and was not constructed to a level to be able to the expected volume of traffic with events for up to 250 people.



SF
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JUL 19 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

7/18/05

FROM

PW

SAGAYSAY

FROM
TO

South County Team
(Please direct response to the above)

DRC 2005-00005

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: Temporary events -> 12 per yr. w/ 150
to 250 people max. 2 bathrooms on site. Located off
Stanton Street in Arroyo grande/Nipomo, on 1/2 acre,
APN: 091-063-021.

Return this letter with your comments attached no later than:

8/2/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

?

YES
NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF
REVIEW?

✓

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

No major concerns with this proposal - two site plans attached
do not seem to coordinate with each other. How much parking is
required and have they demonstrated the ability to handle it?
one site plan has a designated parking area but how many vehicles will it
accommodate, other site plan shows no parking. Do not allow on-street parking.

11 AUG 2005
Date

Goodwin
Name

5252
Phone

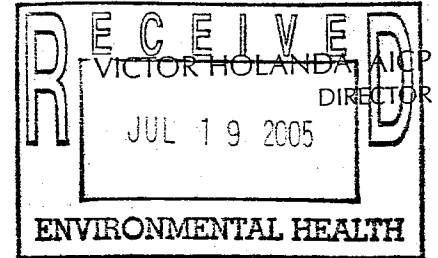
→ Revised per e-mail from Richard Marshall, Pub. Works
dated 11/13/05. Concerns regarding width of Stanton St. at
M:\PI-Forms\Project Referral - #216 Word.doc
COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.slocoplanbldg.com



SEF

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

S.L.O. COUNTY DEPT.



THIS IS A NEW PROJECT REFERRAL

DATE:

7/18/05

TO:

Env. Health

FROM:

South County Team
(Please direct response to the above)

SAGAYSAY

DRC 2005-00005

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: Temporary events -> 12 per yr. w/ 150
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APN: 091-063-021

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IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF
REVIEW?☐ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

If any events that will occur are open to the public and
will be providing food, then the food preparation area and
restrooms must be reviewed and approved by this office prior
to construction.

Date

7/27/05

Name

L. Salo

Phone

781-5551

SF

RECEIVED
SEP 28 2005
Planning & Bldg



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

September 22, 2005

South County Team
County Planning & Building Department
County Government Center, Room 310
San Luis Obispo, CA 93408-2040

Subject: Sagaysay DRC 2005-00005, Special Events

I have reviewed the referral for the Temporary Event project located at Stanton Street in Nipomo. This project is located approximately 10 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.

- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

If this project is on a community water system it will require that it meet the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

If is not on a community water system than a water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings. A minimum of 2500 gallons will be required.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 100 foot firebreak. This does not include fire resistive landscaping.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

Special Events

All special events shall be approved by the County Fire Department 30 days in advance. The applicant must submit a site plan, a description of the events, the number of anticipated participants, measures taken to mitigate the impact of the events on public safety and a written emergency plan for medical aids, injuries, structure fires, wildland fires and other emergencies. The buildings which will be used for special events must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements. No special events will be allowed in buildings designed for other uses, such as stables and barns unless the building is in full compliance of all requirements for assembly occupancy type. The County Fire Department will review the submitted plans and make comments and necessary requirements.

Tent Structures

- The tent shall comply with Article 32 of the 2001 California Fire Code.
- The tent shall be located at least 20 feet from any buildings, vehicles, or other tents.
- The tent structure may be erected two day prior to the event and shall be removed within two days following the event.
- Portable fire extinguishers shall be installed and comply with the California Fire Code (2001) Section 1002.1, Standard 10-1.
- The minimum of two 2A-10BC rated fire extinguishers shall be required inside the tent. These shall be placed by the exits.
- The occupancy load is determined by Table 10A of the California Building Code
- Guywires, guyropes and other support members shall not cross a means of egress at a height less than 8-feet.
- Exits shall provide a minimum width of 72".
- For occupancy of more than 100 people exits shall require external or internal illuminated exit signs.
- The exits shall have a minimum separation of ½ the diagonal floor dimensions.
- No open flame shall be allowed in the tent structure.
- "No Smoking" signs shall be posted and occupants should be reminded that smoking is not allowed.
- The Fire Department personnel will conduct an inspection of the tent on the date of the event. The applicant will be required to call for an inspection.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,



Robert Lewin, Fire Marshal
Battalion Chief

cc: Dan Anderson, Battalion Chief



Brian
Pedrotti/Planning/COSLO
10/20/2005 09:08 AM

To Stephanie Fuhs/Planning/COSLO@Wings
cc
bcc
Subject Fw: Sagasay Minor Use Permit

----- Forwarded by Brian Pedrotti/Planning/COSLO on 10/20/2005 09:08 AM -----



AWSMHERMIE@aol.com
10/18/2005 04:11 PM

To bpedrotti@co.slo.ca.us
cc
Subject Re: Sagasay Minor Use Permit

Actually the minutes of Land Use are generally reflected in the NCAC agenda. I do remember this discussion cause Marianne talked to neighbors and lives near-by. These people run a backhoe business out of this site which causes heavy truck traffic and noise all week. The fact that they now wanted to have functions on weekends was the hair that broke the camel's back. The feel is that the neighbors are already disturbed by their existing commercial enterprises, they don't need it on weekends too. This is suppose to be a rural area and these people are abusing it. The other thought was that the Edwards had a perfect site and it was deniedwhy should this be allowed in a close to each other neighborhood. If they are allowed to have this, why not everyone If you want more info, contact Marianne Buckmeyer...

Thanks, Susie

MARILYN SAGAYSAY
459 STANTON ST
ARROYO GRANDE, CA. 93420

SAN LUIS OBISPO COUNTY
DEPT OF PLANNING & BUILDING
CO GOVT CTR
SAN LUIS OBISPO, CA. 93401

1/10/06

ATTN: STEPHANIE FUHS

RE: MINOR USE PERMIT DRC2005 0005

DEAR STEPHANIE:

OUR FAMILY LIVES ON 10 ACRES @ 459 STANTON ST. ARROYO GRANDE, CA. AND WE HAVE RECENTLY APPLIED FOR A LAND USE PERMIT TO HAVE TEMPORARY EVENTS ON OUR PROPERTY. WE ARE ASKING TO HAVE ABOUT 12-15 PER YEAR. THE SPACE PROVIDED CAN HOLD ABOUT 150-250 PEOPLE AND THEY WILL BE DAY EVENTS ONLY BETWEEN 10-6:00. EVERYTHING WILL BE FULLY CONTAINED ON OUR PROPERTY INCLUDING THE PARKING AREA. WE HAVE DONE SOME RESEARCH AND FOUND THAT THERE REALLY AREN'T THAT MANY PLACES IN OUR AREA THAT PROVIDE OUTSIDE FACILITIES OF THIS SORT WITHOUT GOING OUT OF TOWN. SO WHY GO ELSEWHERE IF WE CAN PROVIDE AND SHARE THIS FUN AREA TO OUR OWN COMMUNITY AND THEIR FAMILIES. A LOT OF PEOPLE WOULD RATHER HAVE OUTSIDE PRIVATE FUNCTIONS THESE DAYS, INSTEAD OF HAVING THEIR EVENT INDOORS IN HALLS OR PARKS THAT WOULD NOT BE SO PRIVATE. THREE YEARS AGO OUR HOME BURNED DOWN AND WE HAVE BEEN REBUILDING AND TRYING TO GET BACK TO SOME KIND OF NORMALCY SINCE THEN. WE BUILT A LOG HOME ON THE UPPER PART OF OUR 10 ACRES AND HAVE LANDSCAPED THE AREA WHERE OUR OLD HOME WAS INTO A RUSTIC WESTERN THEME. . WE DIDN'T KNOW WHAT TO DO WITH THE BURNED AREA SO WE JUST STARTED LANDSCAPING AND IT ENDED UP BEING WHAT IT IS NOW. WHEN WE FIRST MOVED HERE, ABOUT 15 YEARS AGO, WE BOUGHT THE PROPERTY NEXT DOOR. WE LIVED THERE FOR A COUPLE OF YEARS THEN BOUGHT THE PROPERTY WE LIVE ON NOW. THIS ENTIRE WOODED AREA WAS FULL OF DRUG FAMILIES AND METH LABS. IN FACT, THE WAY WE ENDED UP BUYING THIS PROPERTY WAS BECAUSE THE OWNER OF THE PROPERTY HAD IT RENTED OUT TO PEOPLE OF THAT SAME SORT AND SHE NEEDED HELP GETTING THEM OUT. WE HELPED HER DO THAT AND THEN SHE SOLD US THE PROPERTY AS SHE WAS TIRED OF

PAGE 2: MINOR USE PERMIT DRC 2005-0005/ MARILYN SAGAYSAY

DEALING WITH IT. SINCE THEN, WE SOLD THE OTHER PROPERTY AND HAVE WORKED LONG AND HARD AT CLEANING UP THIS PROPERTY. WE ARE VERY BUSY WITH OUR BUSINESSES AND TEND TO MIND OUR OWN BUSINESS UNLIKE SOME. THIS ENTIRE AREA HAS CLEANED UP SO MUCH SINCE THEN, THE DRUG SCENE HAS CALMED DOWN TREMENDOUSLY, WE NOW HAVE PAVED ROADS, A LOT MORE HOMES HAVE BEEN BUILT, WE HAVE A CHURCH, WE HAVE BIG AND SMALL NURSERIES ALL AROUND US & THERE ARE MANY SELF EMPLOYED RESIDENTS, SUCH AS OURSELVES, THAT RUN OUR BUSINESSES OUT OF OUR PROPERTIES, SOME OF US HAVE PERMITS AND WE ARE SURE THAT SOME DON'T. WITH ALL OF THIS GOING ON THIS STREET, OF COURSE, THE TRAFFIC HAS INCREASED AS WELL. WE WERE CONTACTED BY THE NIPOMO COMMUNITY ADVISORY COUNCIL TO ATTEND A MEETING AS THEY HAD US ON THE AGENDA FOR RECOMMENDATION OF DENIAL OF OUR LAND USE PERMIT. WHILE WE WAITED FOR OUR TURN TO COME UP ON THE AGENDA, WE LISTENED TO THE CONVERSATIONS THAT WENT ON FOR OTHER ISSUES, AND IT WAS VERY CLEAR TO US THAT THE COMMITTEE IS VERY MUCH AGAINST GROWTH IN OUR SOUTH COUNTY AREA. WE UNDERSTAND THAT AND ALSO DO NOT WANT THIS TO BECOME LOS ANGELES, BUT, TO SOME EXTENT THE GROWTH THAT HAS HAPPENDED ON OUR STREET, IN THE PAST 15 YEARS, HAS BEEN FOR THE GOOD. IF EVERYTHING THAT HAS HAPPENED ON THIS STREET SUCH AS NEW HOMES, PAVED ROADS, A CHURCH, HOME BUSINESSES, EVEN THE NURSERIES THAT SO MANY OBJECT TO, HAD NOT HAPPENED, WE WOULD STILL BE A WOODED AREA INFESTED WITH DRUGS AND METH LABS. MOST OF THE PROPERTIES IN THIS AREA HAVE SUBSTANTIAL ACREAGE AND MOST OWN TRACTORS, HAVE BARNs, EQUIPMENT OF SOME SORT, TRUCKS AND DO A LOT OF WORK ON THEIR PROPERTIES SUCH AS DIGGING, KNOCKING TREES DOWN, CUTTING WOOD, HORSE BOARDING, MOTORCYCLE TRACKS, BUILDING, WHAT EVER IS NEEDED FOR THEIR PROJECTS WHETHER THEY ARE BUSINESSES OR JUST FOR PERSONAL LIVING. WE LIVE IN A SEMI COUNTRY ENVIRONMENT WHERE YOU WILL FIND QUIET TIMES AND NOT SO QUIET TIMES, THERE ARE TRACTOR SOUNDS, SAWS CUTTING, FAMILIES HAVING PARTIES, DUST BLOWING, CARS, TRUCKS, MOTORCYCLES, SEMI TRUCKS DRIVING BY ALL DAY LONG. NEEDLESS TO SAY, THE COMMITTEE VOTED TO RECOMMEND DENIAL OF OUR PERMIT BECAUSE THEY CLAIMED IT WOULD INCREASE THE TRAFFIC AND NOISE ON OUR STREET. SINCE THEN WE RECEIVED YOUR LETTER INDICATING THAT IF WE PROCEED WITH OUR APPLICATION THAT YOU WILL NOT SUPPORT OUR PROJECT AS WELL. I DON'T FULLY UNDERSTAND THAT AS WE ARE ONLY REQUESTING 12 TO 15 EVENTS PER YEAR. THE

PAGE 3: MINOR USE PERMIT DRC 2005-0005/ MARILYN SAGAYSAY

TRAFFIC WOULD NOT BE CONTINUAL ALL DAY TYPE OF TRAFFIC. IT WOULD ONLY BE FOR APPROX 1 HOUR WHILE PEOPLE ARE GETTING TO THE EVENT AND 1 HOUR WHILE LEAVING ON A WEEKEND . THERE WILL BE ATTENDANTS AT THE STREET GUIDING THE PEOPLE IN OR OUT OF THE DRIVEWAY UNTIL EVERYONE IS GONE. THE NOISE FACTOR BOGGLES US AS IT IS DURING THE DAY HOURS. THE COMMITTEE MENTIONED THAT THEY HAD ALSO DENIED THE EDWARDS BARN IN NIPOMO, BUT THAT THEY DO HOLD NON PROFIT FUNCTIONS, WHICH IS ALRIGHT. OUR QUESTION ,THAT WE ASKED THE COMMITTEE THAT NIGHT AND CONVENIENTLY NEVER GOT A RESPONSE FROM ANYONE IS "IF THE ISSUE IS TRAFFIC, THEN WHY IS IT ALRIGHT TO HAVE FUNCTIONS IF THEY ARE NON PROFIT OPPOSED TO A PROFITABLE FUNCTION. THE TRAFFIC LEVEL WILL BE THE SAME EITHER WAY.' IT JUST DOES NOT MAKE SENSE. THERE IS A CHURCH DOWN THE BLOCK FROM US THAT HAS THE SAME KIND OF SITUATION THAT WE WOULD HAVE, (ALTHOUGH, THEY ARE NON PROFIT), BUT, ABOUT THE SAME AMOUNT OF TRAFFIC IS COMING AND GOING FROM THEIR PROPERTY EVERY WEEKEND AND DURING THE WEEK AS WELL AND THEY ARE ALLOWED TO BE THERE. I DON'T UNDERSTAND WHY THEY CAN AND WE CAN'T.

IT IS VERY UPSETTING THAT WE ARE TRYING TO GET PERMITTED TO DO THIS THE RIGHT WAY AND DOORS ARE BEING SHUT ON OUR FACES, WHEN THERE ARE SO MANY PEOPLE THAT DO THINGS DAILY WITHOUT PERMITS AND GET AWAY WITH IT. YOU CAN ALMOST UNDERSTAND WHY THAT IS DONE.

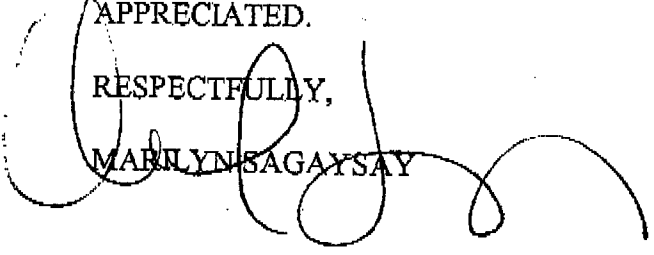
AT THIS TIME, WE WOULD LIKE YOU TO PROCEED WITH OUR APPLICATION AND WOULD REQUEST YOUR RECONSIDERATION FOR OUR PROJECT.

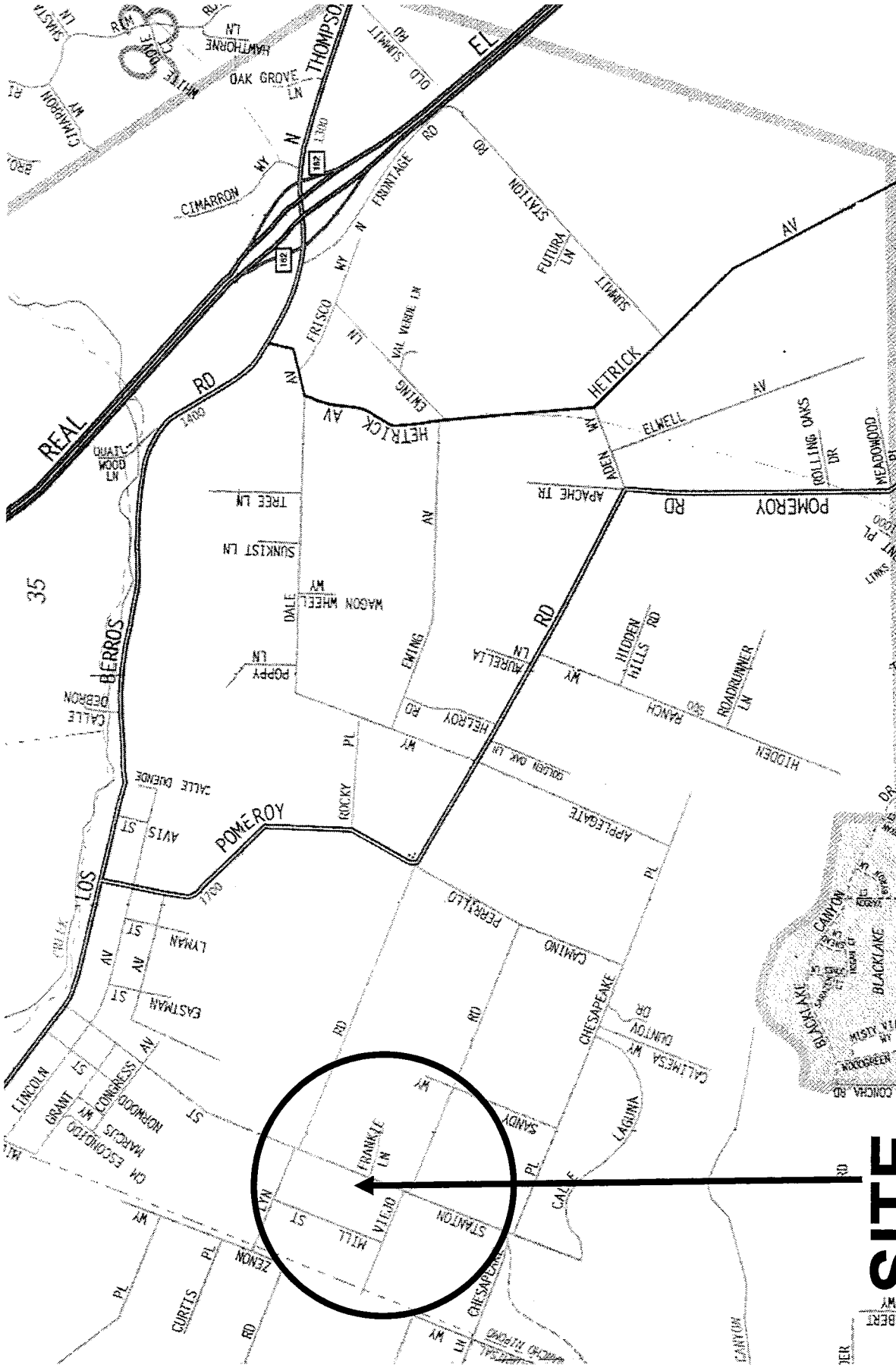
IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME AT 805- 331- 0682.

THANK YOU SO MUCH FOR YOUR TIME AND RESPONSE, IT IS VERY MUCH APPRECIATED.

RESPECTFULLY,

MARILYN SAGAYSAY





SITE

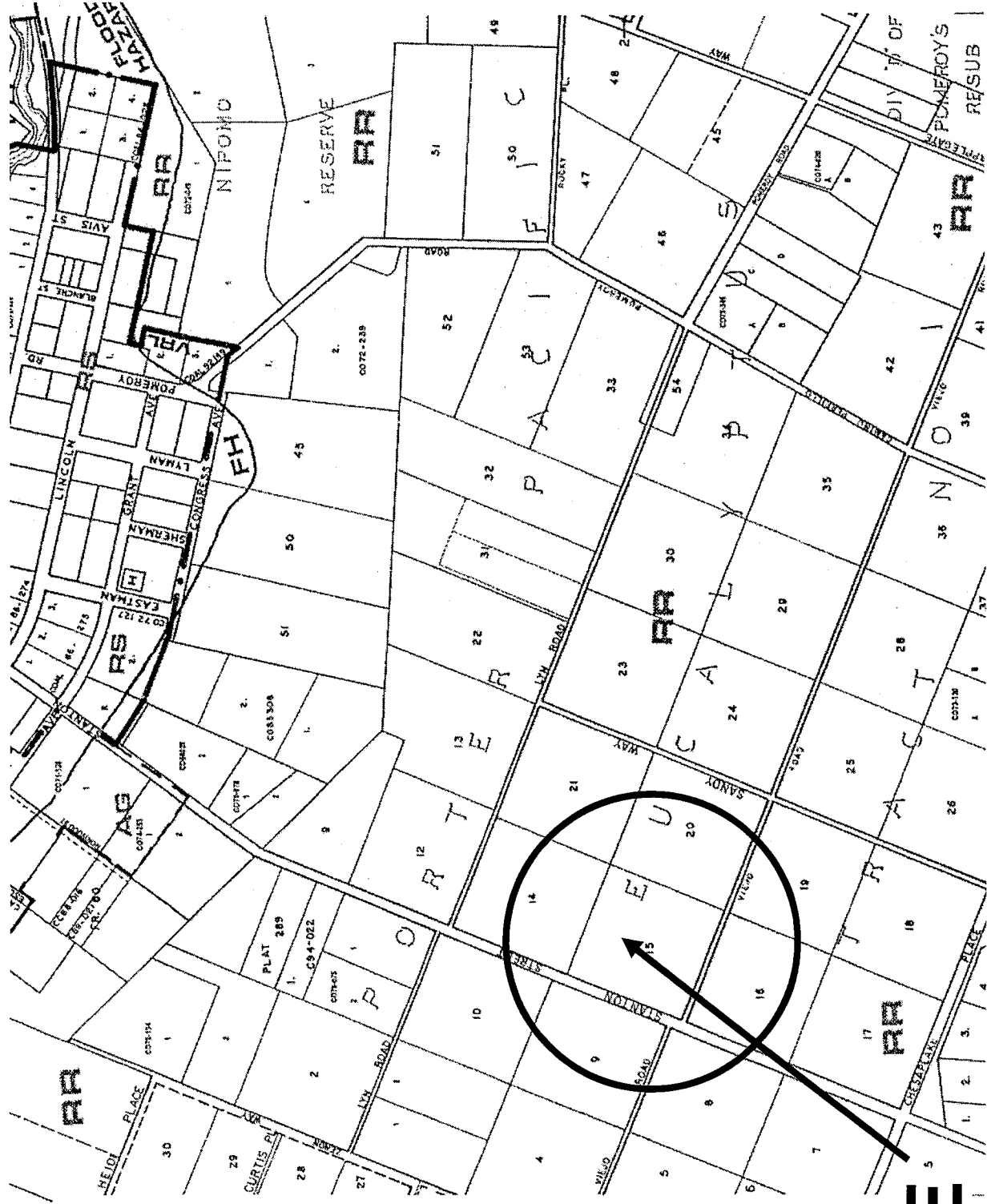
PROJECT

Minor Use Permit
Sagaysay DRC2005-00005

EXHIBIT

Vicinity Map





SITE

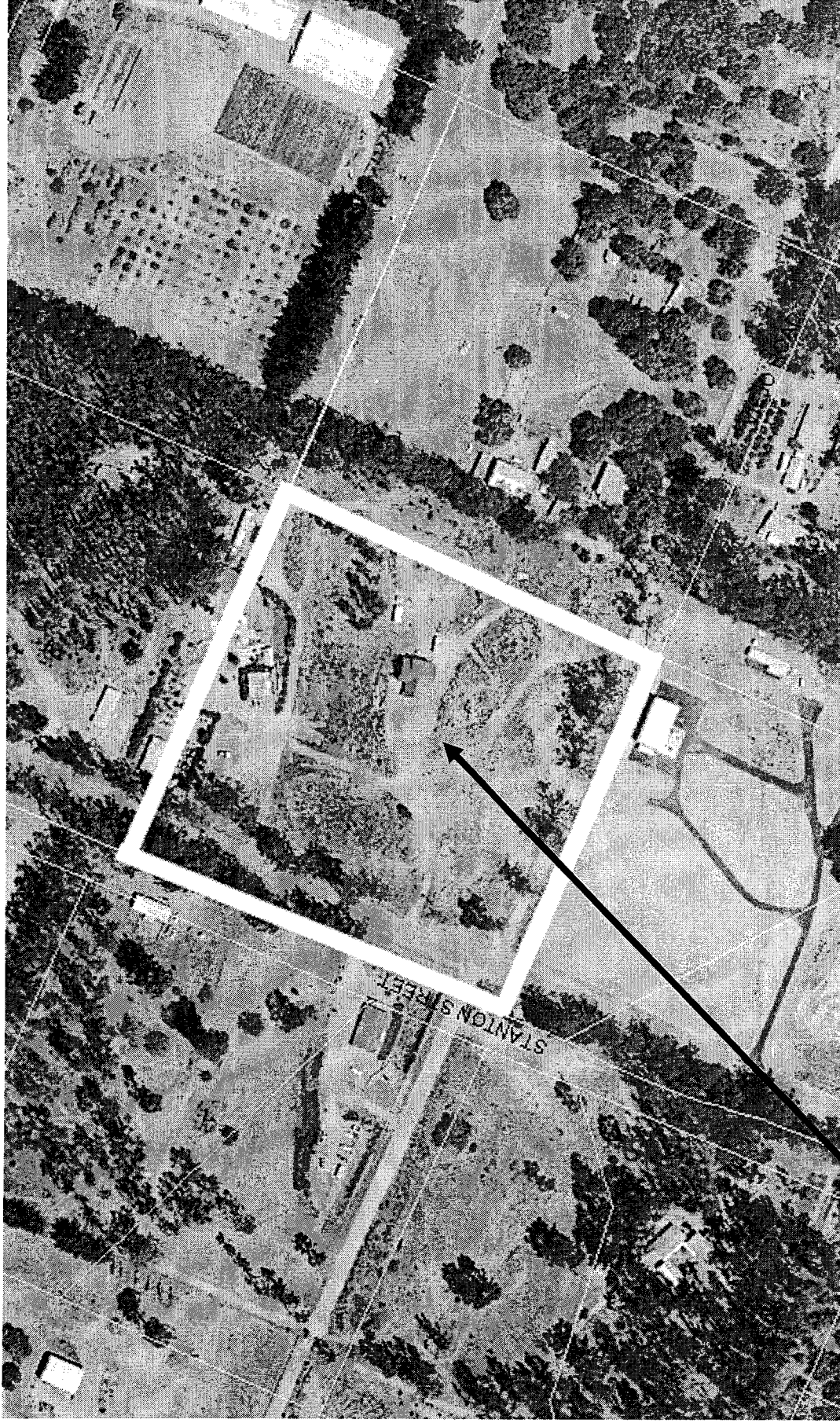
PROJECT

Minor Use Permit
Sagaysay DRC2005-00005

EXHIBIT

Land Use Category





SITE

PROJECT

Minor Use Permit
Sagaysay DRC2005-00005

EXHIBIT

Aerial





Site Plan



PROJECT — Minor Use Permit
Sagaysay DRC2005-00005

Minor Use Permit